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RESOLUTION ON THE MIDTOWN PARK APARTMENTS

PREAMBLE

After having dialogued with many of the stakeholders involved in this issue, the subcommittee created by the Executive Committee of the Labor Council submits the following resolution as a substitute/alternative resolution to the one that was submitted by UESF and passed at the delegates meeting on December 14, 2015. It was the intent of the subcommittee to help clarify the previous resolution with- out retreating from the original intent of the resolution passed by the delegates.

It should be noted that the subcommittee felt that it was important for Mercy Housing, as the Project Manager, to understand fully that Midtown's unique history, including the failure of the City to honor its promises, has created a very special sensibility that must be acknowledged. The residents need a unique solution to a unique problem, not a cookie-cutter solution. The residents need to have an assurance that they will not be evicted and that any new buildings will have a firm commitment against evictions, and that alternatives such as a limited equity ownership will be seriously explored.

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WHEREAS, Midtown Park Apartments were developed over 50 years ago as relocation housing intended to prevent displacement of long-time residents of the Western Addition-Fillmore community; and

WHEREAS, in paying close heed to many discussions with the residents of Midtown Park Apartments, we agree that:

- 1) San Francisco's housing crisis and the out-migration of its African American community re- main in 2016 among the City's most critical issues;
- 2) A large proportion of Midtown's population is and has long been AfricanAmerican;
- 3) Midtown has been and must remain affordable housing for its residents;
- **4)** The City through the Mayor's Office of Housing holds title to Midtown and operates the complex through Mercy Housing; and
- 5) Midtown is a unique community, with unique needs and history that should be recognized and respected by the City, the Mayor's Office of Housing, and Mercy Housing;

THEREFORE BE IT RESOLED that the San Francisco Labor Council recommends that:

- * Current residents be kept in their homes;
- * Rents be kept at an affordable level;
- * The City provide such financial support as is necessary for Midtown to perform the repairs and upgrades to its buildings and operations that will ensure the complex's habitability and the comfort of its residents; and

* Mercy Housing, as the project manager, assist the residents in developing a housing plan in an open and transparent manner and in creating a sustainable form of shared governance with strong resident participation.

WE RECOMMEND FURTHER THAT:

- Mercy Housing respect and recognize the unique needs and history of the Midtown Apartment community;
- Mercy Housing work with the residents to explore and, if possible, implement steps toward resident ownership, for example through limited equity. Resident ownership and sustainable forms of shared governance can help to ensure that the residents of Midtown Park Apartments live in a secure, protected, and affordable housing complex for this generation and many future generations hereafter;
- Mercy Housing work with residents to address and to modify as needed the Lease Agreement and House Rules, with special emphasis on elements that residents have identified as most problematic, e.g.:
 - * Rule 7 "If Resident's guest is under age 18, Resident shall inform Landlord and pro- vide documentation as required."
 - * Rule 8 "Resident must accompany Resident's guest whenever they are on the prop- erty."
 - * Rule 10 "Under normal circumstances, appropriate attire is required at all times in common areas."
 - * Rule 13 "Only outdoor items are allowed on porches or patios; no indoor furniture should be kept outside of the unit."
 - * Rule 26 "Anything showing on or through a window must be removed at Landlord re- quest."

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Submitted by Ken Tray, UESF; Fred Pecker, ILWU 6; Mike Theriault, SF Building Trades Council; Alan Benjamin, OPEIU 3; and Conny Ford, OPEIU 3 and adopted by the San Francisco Labor Council on January 11, 2016.

Respectfully,

Tim Paulson
Executive Director

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